

Issued: August 30, 2017

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, AUGUST 7, 2017
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern; Commissioners: James Akin
Michele Maresca; Alternates: Gordon Binkhorst, Liz Gillette, Staff: Todd
Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Vice Chair: Kevin Prestage; Commissioner: John O'Donnell

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, July 10
*Motion/Binkhorst; Second/Maresca; Vote 3-0; Voting: Maresca, Gillette,
Binkhorst.*

COMMUNICATIONS:

2. **2017 Woodridge Lake and Wood Pond Fall Drawdown-** Woodridge Lake Association requests permission to drawdown both Woodridge Lake and Wood Pond by approximately 30 (thirty) inches from about October 1, 2017 to November 23, 2017 as part of their fall maintenance.

After a brief review of the communication and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Maresca; Second/Binkhorst) to receive the Association's notice of annual drawdown.

1. The Association is authorized to draw down both Woodridge Lake and Wood Pond by 30 inches. The drawdown will commence around October 1, 2017. The activity is consistent with the approved fall maintenance program.



TOWN OF WEST HARTFORD

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2. Water release should be regulated and monitored to prevent adverse flooding impact downstream, in particular to the Buena Vista Golf Course and associated pond.
3. One week prior to draw down, the Woodridge Lake Association should provide notice to Al Adaskavage, Greenskeeper of Buena Vista Golf Course.
4. The Association should submit a summary report to the Town Planner for referral to the Wetland Agency on the effects of the 30" drawdown.

3. **2626 Albany Avenue-** Application (SUP #1275-LB-17) of Joy of Food, LLC, of Beth El Temple (R.O.), request to open and immediately continue hearing for agenda item # 8, to the September 6 regularly scheduled meeting date.

The TPZ opened and immediately continued the application to September 6, 2017 at 7:15 P.M., Room 400, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5-0)** (Motion/Gillette; Second/Ahern) (Binkhorst seated for O'Donnell) (Gillette seated for Prestage).

4. **34 Lasalle Road (AKA 36 Lasalle Road) (Division West Restaurant)** - Application (SUP #1311) of Jimi Brahimi on behalf of Sarjac Partners, LLC (R.O.), request to postpone the required public hearing for agenda item # 9, to the September 6 regularly scheduled meeting date.

The TPZ agreed to the request and postponed the public hearing to September 6, 2017 at 7:15 P.M. in Room 400, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5-0)** (Motion/Maresca; Second/Ahern) (Binkhorst seated for O'Donnell) (Gillette seated for Prestage).

5. **660 Mountain Road-** Requested amendment to IWW #1061 regarding modifications prompted by the MDC to the water and sanitary layout for the proposed Gledhill Estates project located at 660 Mountain Road. Motion to accept the proposed modification.

After a detailed review of the application and consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Maresca; Second/Binkhorst) (Gillette seated for Prestage) (Binkhorst seated for O'Donnell) to find the proposed modifications consistent with the original IWW Permit #1061.

NEW BUSINESS:

6. **1445 New Britain Avenue**- Application (SUP #1312) of Shake Shack, on behalf of Seritage SRC Finance, LLC (R.O.), requesting Special Use Permit approval for a forty-two (42) seat outdoor dining area at Shake Shack. (Submitted for TPZ receipt on August 7, 2017. Suggest required public hearing be scheduled for September 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Ahern, Second/Maresca) (Gillette seated for Prestage) (Binkhorst seated for O'Donnell) **to schedule this matter for public hearing on September 6, 2017** at 7:15 P.M. in, Room 400, West Hartford Town Hall, 50 South Main Street.

OLD BUSINESS:

7. **2626 Albany Avenue**- Application (SUP #1310) of Bright & Early West Hartford, LLC, on behalf of Beth El Temple (R.O), requesting Special Use Permit to operate a childcare and preschool center for children 6 (six) weeks old through school age with a licensed capacity of 106 children. (Submitted for TPZ receipt on June 5, 2017. Required public hearing scheduled for July 10, 2017. Item opened and immediately continued to August 7, 2017. Item expected to be continued again to September 6, 2017.)

The TPZ agreed to the postponement request and immediately continued the public hearing to September 6, 2017 at 7:15 P.M. in, Room 400, West Hartford Town Hall, 50 South Main Street Motion/Gillette; Second/Ahern; (Gillette seated for Prestage) (Binkhorst seated for O'Donnell); Vote 5-0.

8. **2626 Albany Avenue**- Application (SUP #1275-LB-17) of Joy of Food, LLC, on behalf of Beth El Temple (R.O.), requesting TPZ review of compliance with conditions of SUP #1275 approved on July 8, 2015 to operate an accessory, full service, kosher catering business at the Beth El Temple. (Submitted for TPZ receipt on July 10, 2017. Required public hearing scheduled for August 7, 2017.)

The TPZ opened and immediately continued the application to September 6, 2017 at 7:15 P.M., Room 400, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5-0)** (Motion/Gillette; Second/Ahern) (Binkhorst seated for O'Donnell) (Gillette seated for Prestage).

9. **34 Lasalle Road (AKA 36 Lasalle Road)**- Application (SUP #1311) of Jimi Brahimi on behalf of Sarjac Partners, LLC, Record Owner, requesting Special Use Permit approval for a four (4) seat

outdoor dining area at Division West restaurant. (Submitted for TPZ receipt on July 10, 2017. Required public hearing scheduled for August 7, 2017.)

The TPZ agreed to the request and postponed the public hearing to September 6, 2017 at 7:15 P.M. in Room 400, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5-0)** (Motion/Maresca; Second/Ahern) (Binkhorst seated for O'Donnell) (Gillette seated for Prestage).

10. **75 Isham Road**- Application (SUP #1254-LB-17) of West Hartford WOB, LLC, on behalf of SOF-IX Blueback Square Holdings, LP (R.O.), requesting TPZ review of compliance with conditions of SUP #1254-R2-16 approved on July 6, 2016 to increase the outdoor dining seating capacity from twelve (12) seats to twenty-two (22) seats. (Submitted for TPZ receipt on July 10, 2017. Required public hearing scheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Gillette; Second/Ahern*) (*Gillette seated for Prestage*) (*Binkhorst seated for O'Donnell*) to determine that the Special Use Permit did not require additional conditions of approval.

11. **333 North Main Street (AKA 2523 Albany Avenue)**- Application (SUP #1309) of Hui Ling Chen on behalf of Bishop's Corner (A & E), LLC, Record Owner, requesting Special Use Permit approval for a twenty-four (24) seat outdoor dining area at Koma Restaurant. (Submitted for TPZ receipt on June 5, 2017. Required public hearing originally scheduled for July 10, 2017 but due to failure of the applicant to attend, the required public hearing was rescheduled for August 7, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Gillette; Second/Binkhorst*) (*Gillette seated for Prestage*) (*Binkhorst seated for O'Donnell*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by August 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
 3. The outdoor dining area shall close not later than 11:00 p.m. and the narrative should be updated to reflect that.
 4. Prior to operation of the outdoor dining area, a final inspection by the Planning Division is required to ensure the layout is according to the approved plan.

TOWN COUNCIL REFERRALS:

12. **324-348 North Main Street and 2495 Albany Avenue-** Application (SDD #7-R1-17) on behalf of HHC Physicianscare, INC., d/b/a Hartford Healthcare Medical Group, lessee and Polo/West Hartford, LLC, lessor owner (Robin Messier Pearson, Attorney) for a request to amend Special Development District #7, located at 324-348 North Main Street and 2495 Albany Avenue, West Hartford, to convert approximately 3,500 square feet of the lower level of the Whole Foods Market building from storage to office use. (Town Council receipt on July 11, 2017. Town Council public hearing scheduled for a Special Meeting on September 6, 2017.)

After a detailed review of the proposed ordinance, the TPZ acted by unanimous vote (5-0) (Motion/Maresca; Second/Ahern) (Binkhorst seated for O'Donnell) (Gillette seated for Prestage) **to RECOMMEND APPROVAL** of the subject application.

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The Commission suggests the consideration of requiring staff parking to be restricted to outlying areas of the parking lots in an effort to free parking closer to the building for patients, customers and visitors of the plaza.

TOWN PLANNER'S REPORT:

INFORMATION ITEMS:

MEETING ADJOURNED 8:12 P.M. Motion/Ahern; Second/Gillette; (*Gillette seated for Prestage*) (*Binkhorst seated for O'Donnell*); Vote 5-0.

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, September 6, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 2, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, November 6, 2017 @ 7:00 P.M.

“Any individual with a disability who needs special assistance to participate in the meeting should contact Social Services Department, 860.561.7561, five days prior to the meeting.”

U: shareddocs/TPZ/Minutes//2017/August 7 final minutes